



TOWN OF LOOMIS
PLANNING COMMISSION MINUTES
LOOMIS DEPOT
5775 HORSESHOE BAR ROAD
LOOMIS, CALIFORNIA

TUESDAY

AUGUST 17, 2010

7:30 P.M.

CALL TO ORDER 7:32pm

PLEDGE OF ALLEGIANCE

ROLL CALL Chairperson Thew - *Present*
Commissioner Arisman - *Present*
Commissioner Fettke - *Present*
Commissioner Obranovich - *Present*
Commissioner Wilson - *Present*

COMMISSION COMMENTS *None*

PUBLIC COMMENT FOR ITEMS NOT ON AGENDA *None*

ADOPTION OF AGENDA *A motion to adopt the agenda was made by Commissioner Obranovich and seconded by Commissioner Wilson and passed by a unanimous voice vote.*

CONSENT AGENDA

RECOMMENDATION

1. MINUTES OF JULY 20, 2010 MEETING

APPROVED

2. PROJECT STATUS REPORT

RECEIVED AND FILED

PUBLIC COMMENT ON CONSENT AGENDA *None*

A motion to adopt the consent agenda was made by Commissioner Arisman and seconded by Commissioner Obranovich and passed by a unanimous voice vote.

OPEN HEARING

3. PARK, RECREATION & OPEN SPACE MASTER PLAN UPDATE

RECOMMENDATION: Hear consultant presentation and give comments/recommendations.

PUBLIC COMMENT:

Keith Gurnee (rrm design) presented the 1st Public Draft of the Park, recreation & Open Space Master Plan Update. He went over the recommended modifications that he received from staff and the Park, recreation & Open Space Committee. Following his presentation, the Commission commented and asked questions of staff and Mr. Gurnee.

Commissioner Wilson – Would this document take precedent over the Zoning Ordinance? The Town Attorney stated the PROS Master Plan needs to be consistent with the Zoning Ordinance.

Commissioner Arisman – Concerned with the issues of senior recreational facilities not being adequate. She would like the plan to address senior needs.

Commissioner Obranovich – Does it make it easier or harder to collect money/condition developers if the Loomis Basin Park is omitted and the usage of the local school facilities are reduced? Mr. Gurnee stated that it works in the Town's favor to have more recreational facilities than is needed. There is no downside in exceeding.

Commissioner Fettke – Commented on the "BMX area" (pg. 19) and the Blue Goose being the Town's Community Center.

Pat Miller (4395 Gold Trail Way) – Senior Handy Man Helper & Senior Transportation need to be included in the PROS Master Plan.

Pg. 40: More emphasis on numbers 2 and 3.

Pg. 42 G4: Recommend the Town purchase property in designated areas.

Pg. 43 P2: Delete everything passed the 1st sentence. Would like to see some language added to protect wildlife.

Pg. 46 F5: Delete "at Loomis Village if necessary." Would like to see emphasis on "action" and implementing our plans.

Nancy Beck (6304 David Avenue) – Concurs with Pat Miller's comments. The Town needs to be a walking community (for people of all ages). The Town also needs a skate park.

Gary Liss (4395 Gold Trail Way) – Suggested that a Joint Workshop of the Council, Commission & PROS Committee be held on the 23rd of September to review all comments/recommendations received on the 1st Public Draft of the Park, recreation & Open Space Master Plan.

Commissioner Fettke – Agrees with Pat Miller that this plan needs implementation of the recommended policies (Recommendation for Implementation section).

Jean Wilson – Quickly expressed her main questions and recommendations that she included on her comment letter that was submitted to staff on August 17, 2010.

Chairperson Thew – Expressed some of her comments/questions/recommendations in her comment letter that was submitted at the beginning of the meeting.

*There will be a Joint Workshop of the Town Council, Planning Commission and the Park, Recreation & Open Space Committee on September 23, 2010, at the Loomis Train Depot. The meeting will start at 7:00pm

BUSINESS

4. OPEN SPACE COMMITTEE 2 RECOMMENDATION ON AGRICULTURAL EIR'S

RECOMMENDATION: Consider the policy options provided by staff and approve a recommendation to submit to Council.

PUBLIC COMMENT:

The Commission discussed the policy option provided by staff. After further discussion, the Commission decided that it would be better to include policy language in the Zoning Ordinance instead of a standard condition of approval. The Commission directed the Town Attorney to provide them with language to include in the Zoning Ordinance so that they can make their recommendation to the Council.

A motion to continue this item to the September 21, 2010 meeting was made by Commissioner Obranovich and Seconded by Commissioner Wilson and passed by a unanimous voice vote.

5. OPEN SPACE COMMITTEE 2 RECOMMENDATION ON CLARIFYING AND FORMALIZING THE REVIEW AND APPROVAL PROCESS FOR FINAL MAPS (OSC-2 RECOMMENDATIONS C3. & RP3.)

RECOMMENDATION: Consider the matter and approve a recommendation to submit to Council.

PUBLIC COMMENT:

The Town Attorney presented a summary of his legal analysis to the Commission on this item. He indicated that there are certain time frames that need to be looked at to avoid automatic approval of a Final Map. The Commission can definitely review a project to make sure all conditions of approval have been completed.

Commissioner's Thew and Fettke both stated that bringing a Final Map request to the Commission is not intended to supersede the Town Engineer. The intent is to assist staff in reviewing conditions of approval.

The Town Engineer stated that the law requires that if the Final Map is in substantial conformance of the tentative approval, the Town Engineer must bring the Final Map to Council for approval or it's automatically approved.

Commissioner Fettke stated that having Final Map review coming before the Commission gives the Town Engineer a second set of eyes and allows the public to comment.

The Town Engineer suggested having a sub-committee, comprised of 1 or 2 Council members, 1 or 2 Commissioners, and 1 or 2 PROS Committee members to sit down with staff and the developer.

Gary Liss (4395 Gold Trail Way) – Intent was for a second set of eyes; to catch things earlier in the process; thinks a subcommittee is a good idea; add to Commission agenda as a consent item indicating that the Final Map is in compliance and that all conditions have been completed.

A motion was made by Commissioner Fettke to have a subcommittee review Final Maps and also adding a compliant Final Map as a consent item on the Commission's agenda, and to forward this recommendation to the Council for their review. The motion was seconded by Commissioner Obranovich and passed by the following vote:

*Ayes: Arisman, Fettke, Obranovich, Thew
Noes: Wilson*

6. OPEN SPACE COMMITTEE 2 RECOMMENDATION ON LIMITING GRADING IN THE RURAL ZONING DISTRICTS (RA, RE, RR) TO WELL DEFINED BUILDING ENVELOPES DURING THE INITIAL PROJECT APPROVAL PROCESS

RECOMMENDATION: Consider the matter and approve a recommendation to submit to Council.

PUBLIC COMMENT:

The Town Engineer summarized the staff report for the Commission. He suggested that notebook sheets be recorded with Parcel/Final Maps (explaining restrictions, etc). He also mentioned the recent Planning Commission review/discussion on contour grading (section 12.04.160 A. of the Zoning Ordinance).

A motion was made by Commissioner Obranovich to recommend approval of the language, as modified by the Town Council on 2/13/10, and submit back to Council for their action. The motion was seconded by Commissioner Fettke and passed by a unanimous voice vote.

ADJOURN 11:02pm